



ALEXANDRIA TOWNSHIP

Incorporated 1765

BUILDING DEPARTMENT

SAMPLE GUIDE FOR FINISH BASEMENT REQUIREMENTS IN EXISTING ONE AND TWO FAMILY DWELLINGS.

PLEASE SUBMIT TWO SETS OF SCALED DRAWINGS. ALL DRAWINGS SHOULD INDICATE OWNERS NAME, ADDRESS OF JOB SITE, BLOCK AND LOT NUMBER. OWNERS SIGNATURE MUST BE ON ALL COPIES OF DRAWINGS. TO DRAW YOUR OWN PLANS YOU MUST BE OWNER AND OCCUPENT OF SAID PROPERT, IF NOT, YOU WILL NEED DRAWINGS BY NEW JERSEY REGISTERED ARCHITECT PLANS: THE DRAWINGS SUBMITTED SHALL INCLUDE THE FOLLOWING.

- A) LABEL USE OF ALL ROOMS
- B) SHOW ENTIRE BASEMENT FLOOR PLANS INDICATING PARTITIONS, DOORS, WINDOWS, STAIRWAYS, GUARDS, HANDRAILS, CLOSETS, COLUMNS, ELECTRICAL LAYOUT, FURNACE, HOT WATER HEATER, CHIMNEY, DRAFT STOPPING AND SMOKE DETECTOR.
- C) SHOW WALL CROSS SECTIONS INDICATING TOP & BOTTOM PLATE, STUD SIZES, STUD SPACING, FIRE BLOCKING, WALL COVERING MATERIALS, FLOOR MATERIAL AND CEILING MATERIAL.
- 3) BEDROOMS: A ROOM IN THE BASMENT MAY NOT BE USED AS A BEDROOM UNLESS IT HAS 2 MEANS OF EGRESS, A DOOR DIRECTLY TO THE OUTSIDE, OR A MEANS OF EGRESS WINDOW.
- 4) GUARDRAILS: GUARDS ON THE SIDES OF STAIRWAYS WITH A TOTAL RISE OVER 30 INCHES MUST BE 34 INCHES OR MORE IN HEIGHT MEASURED VERTICALLY FROM LEADING EDGE OF TREAD TO THE TOP OF THE RAIL. THE GUARDRAILS SHALL BE CONSTRUCTED SO THAT A SPHERE WITH A DIAMETER OF 4 INCHES CAN NOT PASS THROUGHT ANY OPENING. GUARDS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT & IN ANY DIRECTION ALONG THE TOP RAIL MEMBER. THE IN-FILL AREA OF GUARDRAIL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR A HORIZONTAL CONCENTRATED LOAD OF 200 POUNDS APPLIED ON ONE SQUARE FOOT AT ANY POINT IN THE SYSTEM, INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE.
- 5) STAIRWAYS: SHALL HAVE A MINIMUM WIDTH OF 36 INCHES MAXIMUM RISER HEIGHT OF 8 1/4 INCHES AND MAXIMUM TREAD DEPTH OF 9 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. MAXIMUM HEADROOM OF 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE TREAD NOSING.

FIRE BLOCKING SHALL BE INSTALLED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. FIRE BLOCKING MATERIAL SHALL CONSIST OF TWO INCH NOMINAL LUMBER OR ONE THICKNESS OF 23/32 PLYWOOD.

6) A STAIRWAY WITH THREE OR MORE RISERS REQUIRE A HANDRAIL. HANDRAIL GRIP SIZE: FOR ALL STAIRWAYS LOCATED WITHIN A DWELLING UNIT, THE MAXIMUM CROSS SECTIONAL DIMENSION OF THE HANDRAILS SHALL NOT EXCEED 2 5/8 INCHES. THE HANDRAIL ENDS SHALL BE RETURNED TO A WALL POST. THE HEIGHT OF HANDRAILS ABOVE THE LEADING EDGE OF THE STAIRWAY TREAD MEASURED VERTICALLY IS BETWEEN 30 INCHES AND 38 INCHES.

7) COMBUSTION AIR: IS REQUIRED TO KEEP YOUR FURNACE AND HOT WATER HEATER BURNING PROPERLY. CONSULT THE MANUFACTURERS INSTRUCTION MANUAL OR CONTACT THE FIRE SUBCODE OFFICIAL FOR ASSISTANCE.

8) WOOD IN CONTACT WITH CONCRETE OR MASONRY: IN AREAS SUBJECT TO DECAY DAMAGE THE FOLLOWING LOCATIONS SHALL REQUIRE USE OF AN APPROVED SPECIES & GRADE OF LUMBER, PRESSURE PRESERVATIVELY TREATED IN ACCORDANCE WITH AWPA C1, C2, C4, C9, C15, C18, C22, C23, C24, C28, P1, P2 & P3, OR DECAY RESISTANT HEARTWOOD OF REDWOOD BLACK LOCUST OR CEDARS. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPERATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONARY WALLS OF CONCRETE BELOW GRADE, EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

9) INTERIOR FINISH: TO HAVE SMOKE DEVELOPED RATING NOT GREATER THAN 450. CHECK PACKAGING OF MATERIAL TO BE USED FOR SPECIFICATIONS. FOR PANELING THE LABEL IS ON BACK.

10) PANELING: WOOD VENEER PANELING & HEADBOARD PANELING SHALL BE PLACED ON WOOD OR COLD FORMED STEEL FRAMING SPACED NOT MORE THAN 16 INCHES ON CENTER. WOOD VENEER & HARD BOARD PANELING LESS THEN 1/4 INCH SHALL NOT HAVE LESS THAN 3/8 INCH GYPSUM BOARD BACKER. WOOD VENEER PANELING NOT LESS THAN 1/4 INCH THICKNESS SHALL CONFORM TO ANSI/HPVA HP-1. HARDBOARD PANELING SHALL CONFORM TO ANSI/AHA A135.5

INTERNATIONAL BUILDING CODE 2006—NEW JERSEY EDITION

716.2 Fireblocking:

In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 716.2.2 through 716.2.7.

716.2.1 Fireblocking materials:

Fireblocking shall consist of 2-inch (51 mm) nominal lumber or two thicknesses of 1-inch (25 mm) nominal lumber with broken lap joints or one thickness of 0.719-inch (18.3 mm) wood structural panel with joints backed by 0.719-inch (18.3 mm) wood structural panel or one thickness of 0.75-inch (19 mm) particleboard with joints backed by 0.75-inch (19 mm) particleboard. Gypsum board, cement fiber board, batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases. The integrity of fire blocks shall be maintained.

716.2.2 Concealed wall spaces.

Fireblocking shall be provided in concealed spaces of stud walls and partitions, including fitted spaces, at the ceiling and floor levels and at 10-foot (3048 mm) intervals both vertical and horizontal.

716.2.3 Connections between horizontal and vertical spaces.

Fireblocking shall be provided at interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.

716.2.4 Stairways.

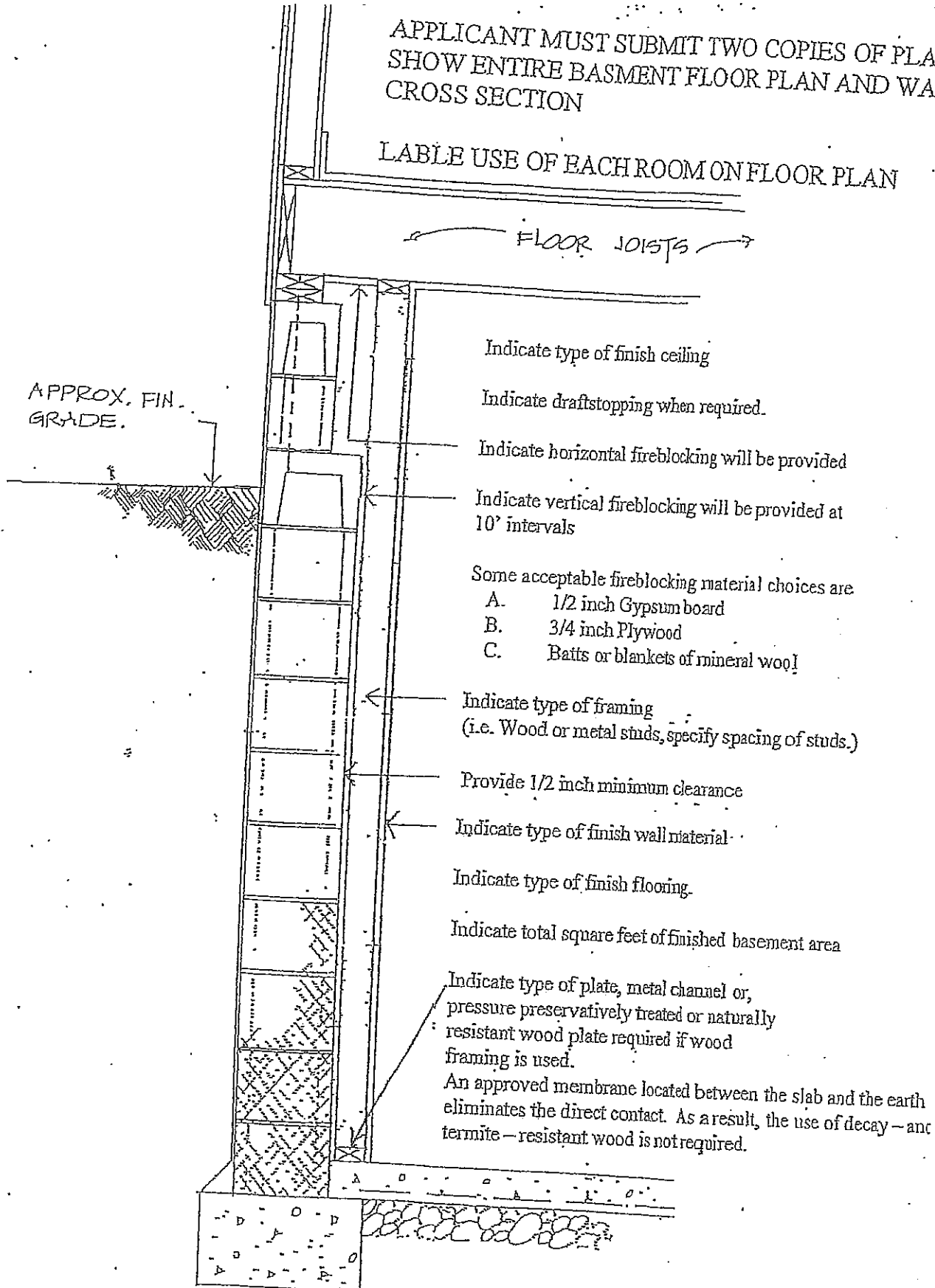
Fireblocking shall be provided in concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished.

716.2.5 Ceiling and floor openings.

Where annular space protection is provided in accordance with Exception 6 of Section 707.2, Exception 1 of Section 711.4.2, or Section 711.4.3, fireblocking shall be installed at openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor levels, with an approved material to resist the free passage of flame and the products of combustion. Factory-built chimneys and fireplaces shall be fireblocked in accordance with UL 103 and UL 127.

APPLICANT MUST SUBMIT TWO COPIES OF PLANS.
SHOW ENTIRE BASMENT FLOOR PLAN AND WALL
CROSS SECTION

TABLE USE OF EACH ROOM ON FLOOR PLAN



Wall Section

Finished Basement Requirements